

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 22 |        | OAK HILL DR, ARLINGTON |

## OWNERSHIP

| OWNERSHIP |                            |        |  | Unit #:  |   |
|-----------|----------------------------|--------|--|----------|---|
| Owner 1:  | DELBANCO THOMAS/JILL       |        |  |          |   |
| Owner 2:  | DELBLANCO STEVEN/CHRISTINE |        |  |          |   |
| Owner 3:  |                            |        |  |          |   |
| Street 1: | 22 OAK HILL DR             |        |  |          |   |
| Street 2: |                            |        |  |          |   |
| Twn/City: | ARLINGTON                  |        |  |          |   |
| St/Prov:  | MA                         | Cntry: |  | Own Occ: | Y |
| Postal:   | 02474                      |        |  | Type:    |   |

## PREVIOUS OWNER

|           |                           |        |  |
|-----------|---------------------------|--------|--|
| Owner 1:  | POCHINI RICHARD D--ETAL - |        |  |
| Owner 2:  | POCHINI DOROTHY M -       |        |  |
| Street 1: | 22 OAK HILL DR            |        |  |
| Twn/City: | ARLINGTON                 |        |  |
| St/Prov:  | MA                        | Cntry: |  |
| Postal:   | 02474                     |        |  |

## NARRATIVE DESCRIPTION

This parcel contains 10,346 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Clapboard Exterior and 2025 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

[illegible]

|              |         |              |       |             |     |            |                |           |        |         |            |        |         |
|--------------|---------|--------------|-------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.23751 | Total SF/SM: | 10346 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: | 511,263 | Spl Credit | Total: | 511,300 |
|--------------|---------|--------------|-------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size                      | Building Value | Yard Items | Land Value | Total Value    |
|-------------------------|--------------------------------|----------------|------------|------------|----------------|
| 101                     | 10346.000                      | 505,200        |            | 511,300    | 1,016,500      |
|                         |                                |                |            |            |                |
|                         |                                |                |            |            |                |
|                         |                                |                |            |            |                |
| Total Card              | 0.238                          | 505,200        |            | 511,300    | 1,016,500      |
| Total Parcel            | 0.238                          | 505,200        |            | 511,300    | 1,016,500      |
| Source: Market Adj Cost | Total Value per SQ unit /Card: |                |            | 501.98     | /Parcel: 501.9 |

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 505,100    | 0         | 10,346.   | 511,300    | 1,016,400   | 1,016,400     | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 378,700    | 0         | 10,346.   | 474,700    | 853,400     | 853,400       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 378,700    | 0         | 10,346.   | 474,700    | 853,400     | 853,400       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 378,700    | 0         | 10,346.   | 416,300    | 795,000     | 795,000       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 378,700    | 0         | 10,346.   | 379,800    | 758,500     | 758,500       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 361,300    | 0         | 10,346.   | 336,000    | 697,300     | 697,300       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 361,300    | 0         | 10,346.   | 317,700    | 679,000     | 679,000       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 361,300    | 0         | 10,346.   | 302,400    | 663,700     | 663,700       |               | 12/13/2012 |

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

| Date       | Result       | By  | Name        |
|------------|--------------|-----|-------------|
| 5/26/2015  | Permit Insp  | PC  | PHIL C      |
| 7/11/2013  | Info Fm Prmt | EMK | Ellen K     |
| 12/17/2008 | Meas/Inspect | 189 | PATRIOT     |
| 7/26/2005  | Inspected    | BR  | B Rossignol |
| 4/14/2004  | External Ins | BR  | B Rossignol |
| 12/19/2000 | MLS          | MM  | Mary M      |
| 11/10/1999 | Mailer Sent  |     |             |
| 11/8/1999  | Measured     | 163 | PATRIOT     |
| 11/1/1981  |              | CM  |             |

**Sign:** VERIFICATION OF VISIT NOT DATA \_/\_/\_/\_



**Patriot**  
Properties Inc.

## USER DEFINED

|   |                |        |
|---|----------------|--------|
|   | Prior Id # 1:  | 128383 |
|   | Prior Id # 2:  |        |
|   | Prior Id # 3:  |        |
|   | Prior Id # 1:  |        |
|   | Prior Id # 2:  |        |
|   | Prior Id # 3:  |        |
|   | Prior Id # 1:  |        |
| 5 | Prior Id # 2:  |        |
|   | Prior Id # 3:  |        |
|   | ASR Map:       |        |
|   | Fact Dist:     |        |
|   | Reval Dist:    |        |
|   | Year:          |        |
|   | LandReason:    |        |
|   | BldReason:     |        |
|   | CivilDistrict: |        |
|   | Ratio:         |        |
|   |                |        |
|   |                |        |

## PRINT

| Date     | Time     |
|----------|----------|
| 12/10/20 | 20:36:38 |

**LAST REV**

| Date     | Time     |
|----------|----------|
| 06/28/16 | 10:03:23 |

|        |
|--------|
| ekelly |
| 5768   |

10/10

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